

APPENDIX 1.0

Notice of Preparation Documents

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Notice of Preparation



**NOTICE OF PREPARATION
OF A
ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED
900 KIELY BOULEVARD PROJECT
(Former Kaiser Hospital and Medical Buildings Site)
PROJECT FILE NUMBER: PLN2007-06802
January 30, 2008**

INTRODUCTION

The City of Santa Clara has determined that an Environmental Impact Report (EIR) is required for the proposed 900 Kiely Boulevard Project (project), located in the west-central portion of the City of Santa Clara at 900 Kiely Boulevard, the former Kaiser Hospital and Medical Building site (see **Figure 1, Regional and Site Location Map**). The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR will evaluate the project's environmental impacts and develop measures to mitigate potentially significant impacts. The EIR will also include an evaluation of alternatives to the project that could avoid or reduce one or more of the potentially significant effects.

This Notice of Preparation (NOP) is prepared pursuant to Section 15082 of the *California Environmental Quality Act (CEQA) Guidelines*, to announce the initiation of the EIR process and to solicit comments from responsible and interested agencies, utilities, interest groups, neighboring property owners, and members of the public concerning the scope of issues to be addressed in the EIR. Comments on the project's potential environmental impacts, and recommendations for ways of avoiding, reducing, or otherwise mitigating those effects should be focused and submitted to the person and address listed below. If you are a governmental agency with some form of discretionary authority over initial or subsequent aspects of this project, please describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility.

As the Lead Agency for preparation of the EIR, the City of Santa Clara requests that you submit written comments within 30 days of receipt of this NOP.

Please submit written comments to:

**City of Santa Clara
Gloria Sciara, AICP,
Development Review Officer
1500 Warburton Avenue
Santa Clara, CA 95050 or
gsciara@santaclaraca.gov**

PROJECT LOCATION

The approximately 26-acre project site is located in the west-central portion of the City of Santa Clara. The irregularly-shaped site is comprised of three parcels (see **Figure 2, Proposed Site Plan**). Two contiguous parcels, Parcels 1 and 2 are located south of Kaiser Drive, west of Kiely Boulevard and east of Pepper Tree Lane and Parcel 3 is located north of Kaiser Drive.

SITE CONDITIONS

Parcel 1 is approximately 5 acres, Parcel 2 is approximately 18 acres, and Parcel 3 is approximately 3 acres. The site was previously occupied by a Kaiser Permanente Hospital facility that has recently relocated to a larger site. The following vacant buildings remain onsite: an approximately 382,000 square foot, eight-story hospital building with seven floors above grade and one floor below grade, and approximately 79,700 square feet of single-story buildings including, nine single-story medical-office/administrative buildings, and four single-story mobile office/administrative trailers. The total existing building space on the site is approximately 461,700 square feet. The remainder of the site consists of paved (asphalt) parking lots and associated lighting, internal roadways, and vegetation. Mature stands of trees, including redwood species (*Sequoia sp*), Canary Island pine (*Pinus canariensis*), Chinese elms (*Ulmus parvifolia*), and coast live oak (*Quercus agrifolia*), are present on the site, mainly in the southern portion of the site.

Kaiser Drive, a public roadway, bisects the project site in an east to west direction. Parcels 1 and 2 are located south of Kaiser Drive, and Parcel 3 is located north of Kaiser Drive. Parcels 1 and 2 are bounded by Kaiser Drive to the north, Pepper Tree Lane to the west, Saratoga Creek and single-family homes to the south, and Kiely Boulevard to the east. Parcel 3 is bounded by condominiums to the north and west, Kaiser Drive to the south, and Kiely Boulevard to the east. A community park (Central Park) is located on the east side of Kiely Boulevard.

Kaiser Drive and Kiely Boulevard provide access to the site. There are 14 access driveways that currently serve the site: 10 access driveways that serve Parcels 1 and 2, and 4 access driveways that serve Parcel 3. For Parcels 1 and 2, these include 3 gated-access driveways from Kaiser Drive; 2 exit-only driveways from Kaiser Drive; 2 exit-only driveways from Kiely Boulevard; 1 two-way driveway from Kiely Boulevard, and 2 two-way driveways from Kaiser Drive. For Parcel 3, access includes three access driveways from Kaiser Drive and one from Kiely Boulevard.

Parcels 1 and 2 are currently zoned General Office (OG) by the City's Zoning Map and designated Residential Medium Density (26 to 35 dwelling units per acre by the City's General Plan), and Parcel 3 is zoned Professional Office (OA) and designated Residential Moderate Density (19 to 25 dwelling units per acre).

PROJECT DESCRIPTION

The applicant is requesting approval for a Planned Development-Master Community (PD-MC) zoning district, a vesting tentative map, and a development agreement to allow for a mix of densities and residential-type homes. Approval of the PD-MC zoning district, vesting tentative map, and development agreement would provide a mix of residential units and open space uses on the project site. The PD-MC zoning district is intended for mixed-use developments on a site greater than 25 acres and establishes regulations that are compatible with the existing community. The PD-MC zoning district procedures, described in Section 18.56.050 of the Santa Clara City Code, requires the submittal of two separate applications, the master community plan and the development plan. These two submittals require separate City Council approval. The City Council must first approve the master community plan, prior to approving the development area plan. The development area plan must conform to the approved master community plan and must meet the requirements in Section 15.56.090 of the Santa Clara City Code. The following four types of residential units are proposed with the PD-MC zoning district application: single-family detached; single-family attached (town houses and row houses; and multi-family (apartments). A total of 812 residential units would be developed, including 45

single-family units on individual lots, 152 single-family attached (town houses) units, and 542 multi-family (apartments) units on Parcels 1 and 2; and 73 attached single-family (row houses) units on Parcel 3. Approximately 7 acres of usable common open space would be provided, as well as recreational amenities including both active and passive opportunities (e.g., swimming pool, spa area, fitness center, club room, etc.). Existing buildings on the project site would be demolished for the construction of the proposed project.

Access to the site would be provided from Kaiser Drive and Kiely Boulevard. No public access would be provided from Pepper Tree Lane or Miles Drive. Parcels 1 and 2 are proposed to have one primary entry way and one secondary entry way from Kiely Boulevard. Parcel 3 is proposed to have two driveway entries from Kaiser Drive. Primary and secondary streets would be constructed to provide internal circulation, with the main vehicular circulation in a north-south and east-west direction. Emergency vehicle access would be provided from Kiely Boulevard. The internal roadways have been designed to provide a 36-foot inside, 56-foot outside fire truck turning radius.

POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT

The Environmental Checklist Form (CEQA Guidelines Appendix G) lists 16 broad parameters or environmental topics that are to be considered when evaluating the potential effects of a proposed project or action. The 900 Kiely Boulevard Project EIR will address all of the topics on the environmental checklist. However, the following 10 (identified in ***bold italics***) have been identified as key topics for the project:

- ***Aesthetics***
- Agricultural Resources
- ***Air Quality***
- ***Biological Resources***
- Cultural Resources
- Geology, Soils, and Seismicity
- ***Hazards and Hazardous Materials***
- ***Hydrology and Water Quality***
- ***Land Use and Planning***
- Mineral Resources
- ***Noise***
- ***Population and Housing***
- ***Public Services***
- Recreation
- ***Transportation and Traffic***
- ***Utilities and Service Systems***

1. Aesthetics

The project site is surrounded by single- and multi-family homes to the north and west, Saratoga Creek to the south, and Central Park to the east. The project would demolish the existing buildings on site and develop a mix of residential units and open space uses at the site. The EIR will describe the visual changes that would occur as a result of project implementation, and will analyze potential light and glare impacts as well as shadow impacts on the existing surrounding land uses. Mitigation measures will be identified for significant impacts, as warranted.

2. Agricultural Resources

The project site is currently fully developed with a vacant hospital facility, paved (asphalt) surface parking, and associated landscaping. The site is currently zoned as General Office (OG) with a small portion of the site north of Kaiser Drive zoned Professional Office (OA). The EIR will present this information.

3. Air Quality

The EIR will characterize the existing air quality conditions in the region. Construction emissions will be evaluated and operational emissions will be estimated and reported in the EIR. Additionally, the EIR will discuss project impacts on Global Climate, along with the effects of “heat island” as a result of project implementation. Mitigation measures will be identified for significant impacts, as warranted.

4. Biological Resources

The project site is currently developed with a hospital facility, parking areas, and associated landscaping. Saratoga Creek is located along a portion of the site’s southern boundary. A biotic assessment will be prepared for the project for use in the EIR. Background information will be reviewed and a field survey will be conducted for the project site to document the general wildlife use of the site and immediate adjacent areas. The proposed project’s impacts on existing sensitive biotic resources (i.e., regulated habitats and special-status species) will be assessed. Mitigation measures will be developed to reduce any identified significant impacts, if warranted.

5. Cultural Resources

Cultural resources are not expected to be adversely affected because the hospital building does not qualify as a historic resource. This will be documented in the EIR. The EIR will include the appropriate mitigation measures to address inadvertent discovery of subsurface cultural resources during site development.

6. Geology and Soils

The EIR will provide information on the geologic setting of the site and region, including information on seismic ground shaking, erosion, ground surface settlement and other geotechnical hazards. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site. Mitigation measures will be identified for significant impacts, as warranted.

7. Hazards and Hazardous Materials

Primary concern relative to hazards and hazardous materials for the site relate to the use and accidental releases of hazardous materials associated with the previous hospital use at the site. Phase I and II environmental site assessments will be used to evaluate the existing conditions related to hazards and hazardous materials on site. The potential for exposure of the public and environment to the effects of hazardous materials, especially during demolition and excavation activities will be addressed in the EIR. Mitigation measures will be identified for significant impacts, as warranted.

8. Hydrology and Water Quality

Stormwater runoff from the site is expected to be directed to the City's storm drain system and would not be discharged into Saratoga Creek. The EIR will describe the existing drainage conditions on site, the creek's location to the project site, and potential impacts to surface waters during construction and operation phases of the project. Compliance with Santa Clara County and Santa Clara Valley Water District requirements related to urban runoff will be discussed along with best management practices to minimize impacts to water quality. Mitigation measures will be proposed as necessary to address identified potentially significant water quality impacts, as warranted.

9. Land Use and Planning

The project site is currently zoned General Office (OG) by the City's Zoning Map, with a small portion of the site north of Kaiser Drive zoned Professional Office (OA). The parcels will need to be rezoned to a Planned Development – Master Community zoning district allow for the development of the proposed project. A land use and planning impact analysis will be prepared to evaluate the existing and proposed zoning designations and their consistency with the General Plan, Zoning Ordinance, and other land use regulations. The EIR will identify and analyze the potential direct and indirect impacts of the proposed project with regard to land use and planning.

10. Mineral Resources

The project is developed with a hospital facility and paved surface parking. It not anticipated that implementation of the proposed project will impact mineral resources. The EIR will provide evidence to support this conclusion.

11. Noise

A site visit will be conducted to identify nearby sensitive receptors and characterize existing ambient noise levels. The project would expose nearby sensitive receptors to short-term construction noise during the construction phase and potentially long-term noise associated with a changed traffic pattern and volume compared to the former hospital use. The proposed project will be reviewed to confirm that there are no other significant sources of operational noise, other than traffic, associated with the project. Increases in noise levels due to traffic will be quantified in the EIR based on traffic data for the proposed project. Mitigation measures will be recommended if potentially significant impacts are identified.

12. Population and Housing

Development of the project could increase the total residential population of the City of Santa Clara. The EIR will evaluate the potential increase in City population and the project's effect on the housing inventory.

13. Public Services

Project implementation would increase the demand for fire and police services in the area. The new housing would generate an increase in student demands for schools serving the project site. The residents of the new housing would also generate an increase in demand for parks within the surrounding area. The EIR will evaluate the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Mitigation measures will be recommended if potentially significant impacts are identified.

14. Recreation

The project could increase the use of existing neighborhood and regional parks in the area. The EIR will evaluate the potential for accelerated deterioration of existing parks from increased use of facilities caused by project implementation. Mitigation measures will be identified for significant impacts, as warranted.

15. Traffic and Circulation

A traffic impact analysis will be prepared for the project following guidelines set forth by the City of Santa Clara and the Santa Clara Valley Transportation Authority (VTA), to evaluate existing conditions and potential project construction, operational, and cumulative impacts. Mitigation measures will be identified for significant impacts, as warranted.

16. Utilities and Service Systems

Information will be gathered by contacting service providers for water, storm water, wastewater, natural gas, and electrical service to the project site to document existing conditions. The EIR will evaluate the potential impacts related to expansion of existing utilities or the construction of new facilities as a result of project implementation. Mitigation measures will be identified for significant impacts, as warranted.

Alternatives

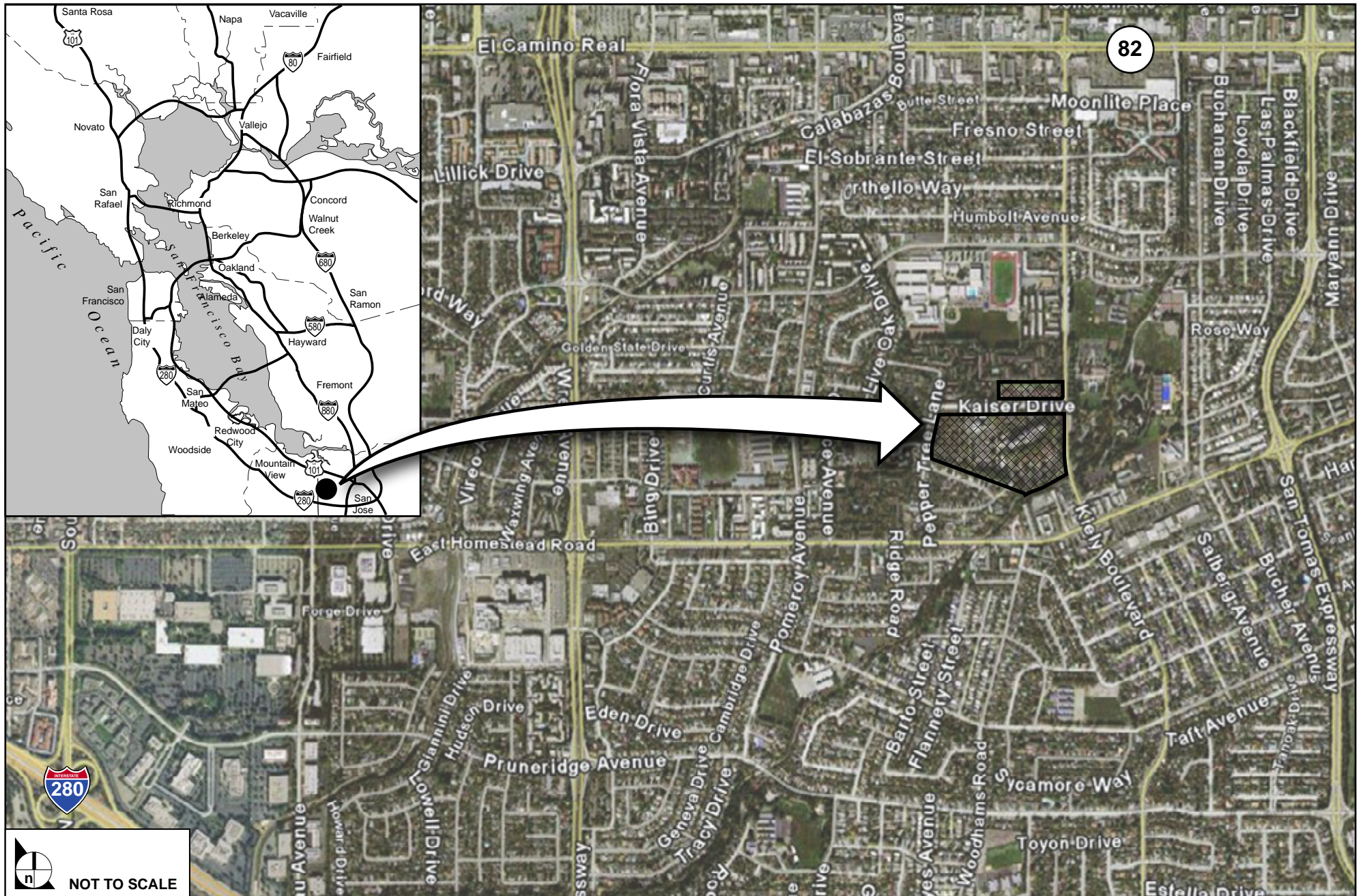
The EIR will analyze a reasonable range of alternatives to the proposed project that focus on avoiding or reducing the significant impacts of the proposed project, while feasibly attaining most of the project objectives. The EIR will provide a comparative evaluation of each alternative for each environmental topic.

Significant Unavoidable Impacts

The EIR will identify those significant project impacts that cannot be avoided.

Cumulative Impacts

The proposed project has the potential to contribute to cumulative impacts associated with the above-mentioned topics. The EIR will identify reasonably foreseeable projects as well as planned projects in the vicinity, and will evaluate the combined effects of the project together with the effects of future projects.



SOURCE: Google Maps – November 2007, Impact Sciences, Inc. - November 2007

FIGURE 1

Regional and Site Location Map

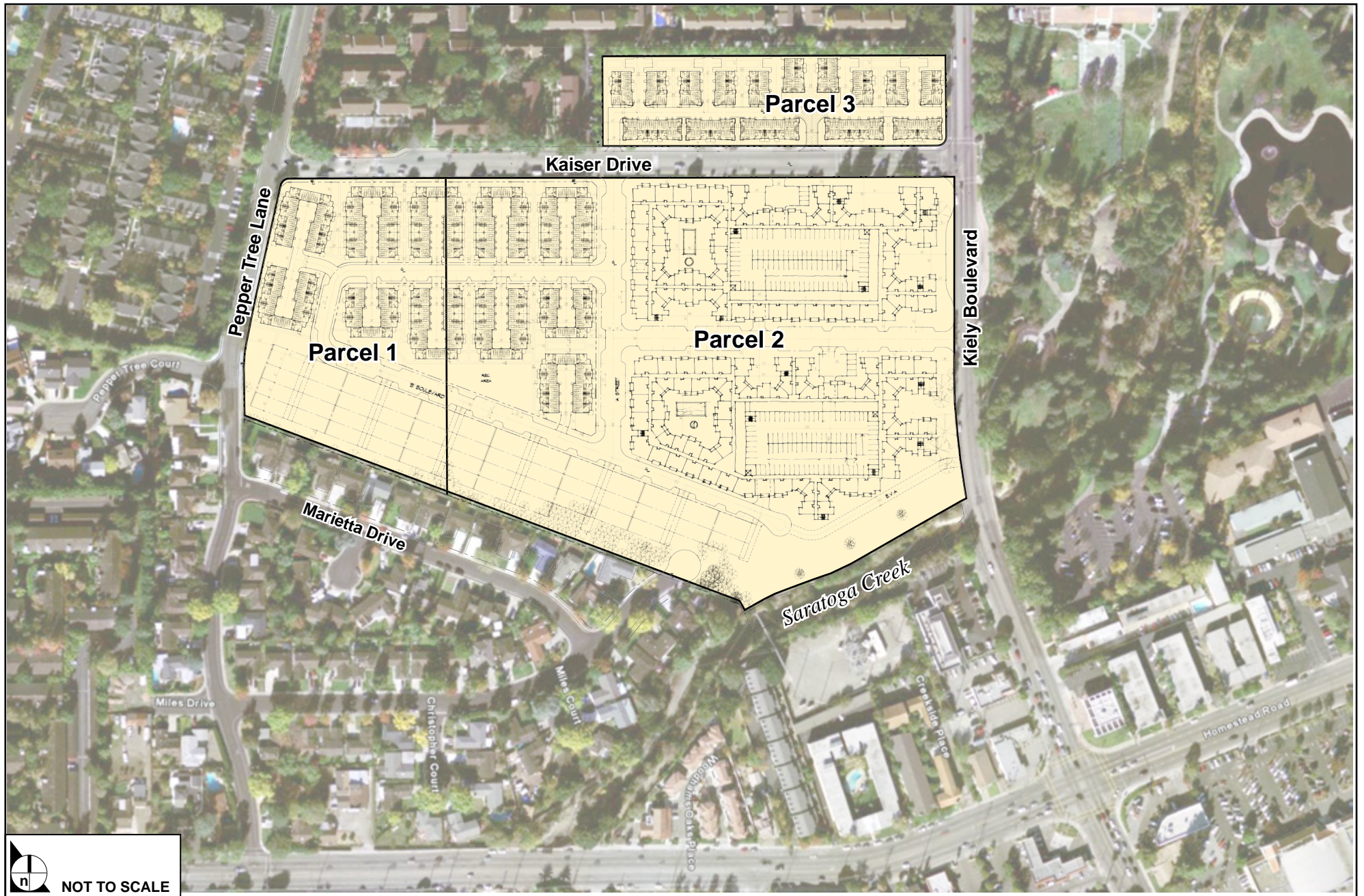


FIGURE 2

Proposed Site Plan



City of Santa Clara
ENVIRONMENTAL SCOPING MEETING FOR
THE GALLERY AT CENTRAL PARK
900 Kiely Boulevard
(Former Kaiser Hospital site)

Thursday, February 21, 2008
3:00-4:30 P.M. in the City Council Chambers; and
7:00-8:30 P.M. in the City Hall East Wing Cafeteria
City Council Chambers
MINUTES

Speaker cards were available for anyone wishing to make comments. Speaker cards may also be used for written comments and submitted to City staff.

- I. Welcome and Introductions - (Gloria Sciara)
 - i. Scoping meeting procedures
 - ii. Meeting overview

Ms. Sciara welcomed those present and reviewed the Scoping Meeting Procedures, including comment cards, speaker's time limits and submission of additional comments. She then summarized the proposed project, provided an overview of the CEQA process and reviewed the purpose of the Scoping Meeting.

- II. Background w/ Summary of Project Description (Gloria Sciara)

Ms. Sciara reviewed background information on the site, noting that in 1995 an EIR had been certified for the new hospital and relocation of facilities to Homestead Road and Lawrence Expressway. She noted the General Plan had been changed in 2003 from Institutional to Parks/Recreation, Institutional and Residential (25-36 dwelling units per acre) and that these land uses can be proposed in a flexible. She noted Kaiser had offered the property for sale in 2006/2007 and that Kaiser had entered into a contract with Fairfield Residential.

Ms. Sciara then noted the project would include removal of the existing hospital and related medical office structures and the development of: 542 apartment homes, 152 For-Sale Town Homes, 73 For-Sale Row Homes and 45 For-Sale Detached Homes. She then reviewed that each dwelling unit would have 2 parking spaces, plus guest parking, on-site amenities for residents, structures would vary in height from 24 feet to 46 feet (2, 3 and 4 stories), open space, a 100 foot wide landscape buffer to the creek edges, as well as preservation of many of the mature trees along the perimeter of the site. She then noted

single family was proposed adjacent to the existing single family residences.

- III. Overview of entitlement process - 5 minutes (Gloria Sciara)
Ms. Sciara reviewed the City Entitlement Process, 45 day comment period for the Draft EIR, projected Planning Commission hearing in late Summer 2008 and City Council Hearing in Fall 2008.
- IV. Overview of environmental review process - 5 minutes
(Consultants Audrey Darnell/Shabnam Barati, Impact Sciences)
Please Note: Audrey Darnell was the speaker at the 3:00 p.m. meeting, while Shabnam Barati of Impact Sciences was the speaker at the 7:00 p.m. meeting.

The Environmental Consultant then gave an overview of the CEQA process, which includes the establishment of the scope for the EIR, preparation of the Draft EIR, public review comment period and preparation of the Final EIR.

The Environmental Consultant then noted that the purpose of an EIR is to inform decision-makers and the public. It was noted an EIR describes the project, identifies existing and surrounding environment, describes environmental effects, defines mitigation to avoid or reduce significant environmental effects and prevents significant, avoidable damage to the environment.

The Consultant then advised those present that there are sixteen environmental parameters identified under CEQA and noted the key environmental areas of concern for this project focuses on twelve of the areas.

- V. ~~Results of the environmental review~~ Topic Areas from NOP - 5 minutes
(Audrey Darnell/Shabnam Barati ~~consultants~~)

Ms. Sciara reviewed the various opportunities for participation. She noted the NOP period of review began on January 30, 2008 and will conclude March 3, 2008, and included the EIR Scoping Meeting (today). It was noted the Draft EIR review is 45 days for written comments and oral and written comments may also be given at the hearing(s) on the Draft EIR. She noted the Final EIR is made available at least 10 days prior to final decision on the project and EIR.

Ms. Sciara then noted there would be oral comments taken at this meeting; that there was comment forms also available and that written comments may be sent by mail, email or fax through March 3, 2008. She noted comments may be sent to:
City of Santa Clara

Gloria Sciara, AICP – Development Review Officer
1500 Warburton Avenue
Santa Clara, CA 95050 or
gsciara@santaclaraca.gov or
planning@santaclaraca.gov or
FAX 408/247-9857

It was then requested that public comments focus on potential environmental issues with the proposed project. She noted comments and minutes would be available in the Planning Division Office.

~~How comments can be submitted – 5 minutes (G. Sciara)~~

~~VII.VI.~~ Public comments –60 minutes (2 minutes per speaker)

3:00 p.m. Public Comments:

Oscar Bazarro of Miles Drive was the first speaker. He noted he was a neighborhood watch captain and was concerned with public safety and emergency response capabilities, emergency response access roads and also emergency plans during construction. He also stated he was requesting underground all utilities, and reconstruction of the masonry walls separating the development from the existing single family homes.

Joe Rooney of the Woodborough complex stated he felt density of housing should parallel growth, while stating concerns with future renters, overcrowding Central Park and removal of native/redwood trees. Mr. Rooney requested traffic circulation be changed, particularly on Kaiser Drive and that additional retail/stores be considered for the area.

Joe Bouchard, also of Woodborough requested drawings to review the proposal. He noted air quality concerns, congestion at the Kiely Post Office, construction vehicles on neighboring streets and fire and safety access.

Perry Demonest of Live Oak Drive stated his concern with density and reduced property values, as well as air quality issues. He then stated he was against the development.

Kevin Park of Peppertree Court stated his concerns with recreational opportunities, parking for arts and wine festivities and other large City events. He then noted problems with the crowding of the library, Central Park and Post Office.

Rebecca Delongchamp of Woodsborough stated she has four primary concerns: 1) density; 2) traffic in the neighborhood; 3) shortage of parking in area; and public services, including fire and police.

Jean Salmon of Woodsborough stated concerns with police and fire being spread too thin, noise, loss of Kaiser parking for Central Park events, and protecting the adjacent creek.

Oscar Bazarro again addressed the topics under preparation of the Draft EIR and gave staff a copy of the questionnaire that was being distributed to the surrounding neighborhoods.

Ms. Sciara then asked for additional public comments.

Mr. Ben Langston of Marietta Drive then stated his concerns with trees and bus stop along Kiely boulevard and requested the trees be saved.

Rebecca Delongchamp again addressed those present and noted her concerns with traffic along Kaiser Drive, Peppertree Lane and Santa Lucia.

Ms. Sciara then advised those present that a letter had been received from VTA and would become part of the record and also noted she had received a letter from a citizen concerned with saving trees on-site.

7:00 p.m. Public Comments

Eric Crutchlow of the Woodsborough Complex stated he was late in receiving the public notice. He asked why only property owners, not renters are notified of the public hearings. Ms. Sciara responded that the area is also posted as well as newspaper publications. Mr. Crutchlow then noted his concerns with traffic circulation and potential water usage and shadows from the proposed tall buildings.

Van Langston of Marietta Drive stated he had two items: 1) will anything be done to reduce speeds on Pepper Tree Lane and Live Oak Drive; and 2) that he wished to submit an alternative site plan. Ms. Sciara then noted that any submittal will become part of the public record.

A resident of Peppertree Lane asked what type of traffic analysis will be done. Ms. Barati then stated a full traffic analysis will be done. Ms. Sciara then reiterated that the project at hand would be reviewed.

Doris Thorn of Woodsborough condominiums asked about impact on schools and impact fees. Ms. Sciara then noted that the school district has been notified of the proposal and that fees will be imposed per State law. Ms. Thorn then asked if the City made money from the proposal, what additional benefits she would see.

John Aaron, also of Woodsborough, asked if LEED certification was requested. Ms. Sciara responded that there was no City requirement, but that the development had several green items built into the project. Mr. Aaron then noted that Woodsborough was already deficient in parking. Ms. Sciara answered that the project will comply with City parking standards and would provide guest parking as well.

Lance Saleme of Peppertree Court stated his concerns with impacts to already crowded grocery stores in the area and other facilities.

Nelson Wells stated his concerns with the new residents using the already crowded senior center and difficult to find parking.

Mr. McKennan of Miles Court asked if the EIR would include quality of life issues, such as open space, particularly for children and the already crowded post office.

Mr. Van Langston then asked if there should be changes to the project, will they be addressed by the EIR. Ms. Sciara responded that any substantial changes would require re-circulation of the EIR and that staff is required to act ethically.

Susan Johnson, also of Woodsborough, then asked if the NFL Stadium comes up, would it come under review. Ms. Sciara stated that any application on file with the City would be part of the analysis.

Kevin Park stated he felt the Santa Clara Square EIR only disclosed minimum requirements and felt this development would affect others outside the 1,000 foot noticed area.

Marilyn McNab, stated she was a longtime Santa Clara resident and resided on Miles Drive. Ms. McNab noted her concerns with proposed densities, loss of trees, traffic congestion, property values, water and sewer usage and emergency responses to the area.

Brian Rysdorp noted his concern with aesthetics and required more specific plans, including sectional views. Mr. Rysdorp said he would like to see an attractive project and required that a Mixed use Alternative be included in the environmental document. Ms. Sciara then stated the alternatives would probably reflect the current General Plan designations.

Kathy Thibodeaux, representing Fairfield Development, advised those present that as the project develops, the neighborhood will be advised of elevation plans and any changes.

Rachael Wilken asked about cumulative impacts. Ms. Barati noted that all impacts of existing and proposed projects will be evaluated. Audrey Darnell briefly reviewed parameters of cumulative impacts.

A resident of Peppertree Court stated her concerns with the loss of trees, increased noise, heat produced from the project, vector control during demolition and asked about the possibility of lowering the proposed density and included Mixed Use. Ms. Sciara stated the EIR will look at alternatives to the development.

Mr. VanLanston again addressed those present and noted the former hospital didn't use services.

Kevin Parks stated Kaiser provided services and that their parking lot was used for large City events and requested recreational facilities need to be addressed, as well as library parking and parking at the swim center.

VII. Closing

The meeting was adjourned at 8:35 p.m.

Respectfully submitted:

Approved:

Judith Silva
Associate Planner

Gloria M. Sciara, AICP
Development Review Officer

The following is a staff summary of concerns of those attending the February 21, 2008 Environmental Scoping Center for the Gallery at Central Park (former Kaiser Hospital site):

- Loss of open space
- Loss of mature trees
- Impacts on parks, library and recreational facilities
- Noise impacts and dust/particulates during construction
- Public Safety and emergency response, particularly during construction
- Surveillance and security
- Impacts on water supply and sewer capacity
- Emergency access
- Hazardous materials during demolition
- Underground utilities
- Mass transit in parallel with density
- Traffic impacts along Kiely Boulevard and surrounding area

- Traffic calming for surrounding neighborhoods
- Ownership/public road (Kaiser Drive)
- Aesthetics and setbacks of 4 story buildings
- Commercial services
- Light and air between 4-story buildings
- Congestion at post office and other services
- Parking impacts from construction activities
- Property value impacts
- Parking for special events (citizens use Kaiser lot during Art and Wine Festival, etc.)
- Lack of exiting parking at senior center, swim center, library, shopping centers, etc.
- Impact on City revenues
- Fiscal impacts to the City

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